

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



City of Saratoga Springs

0.0%

+ 40.0%

- 8.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	20	20	0.0%	305	495	+ 62.3%
Closed Sales	20	28	+ 40.0%	224	365	+ 62.9%
Median Sales Price*	\$511,500	\$467,000	- 8.7%	\$550,000	\$530,000	- 3.6%
Percent of Original List Price Received*	102.3%	95.7%	- 6.4%	100.2%	100.3%	+ 0.1%
Days on Market Until Sale	56	51	- 9.2%	50	27	- 47.0%
Inventory of Homes for Sale	47	45	- 4.3%	--	--	--
Months Supply of Inventory	2.5	1.5	- 38.9%	--	--	--

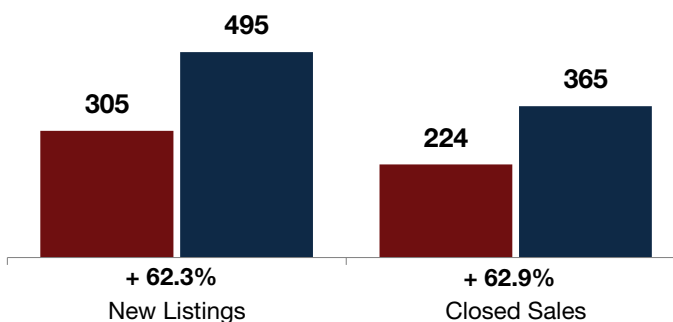
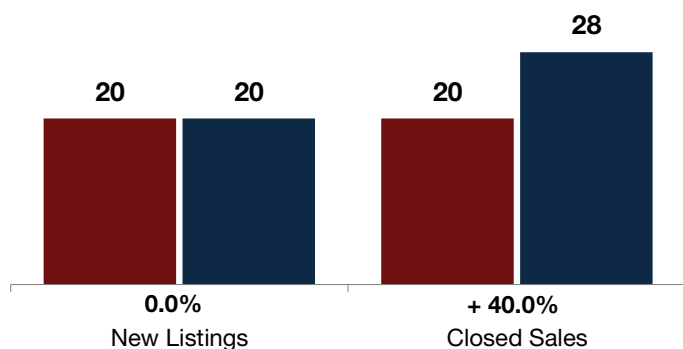
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

■ 2021 ■ 2022

Year to Date

■ 2021 ■ 2022



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.